



Grantor:
John B. Crawford
15174 River Point Court
Bend, Oregon 97707

Grantee:
John B. Crawford, Trustee
John B. Crawford Trust
15174 River Point Court
Bend, Oregon 97707

BARGAIN AND SALE DEED

John B. Crawford, Grantor, conveys to John B. Crawford, Trustee, or successors in trust, of the John B. Crawford Trust dated May 19, 2016, as amended, Grantee, the following described real property situated in Klamath County, State of Oregon:

SEE ATTACHED EXHIBIT "A" made a part of this document herein by this reference . . .

This property is subject to all liens, easements, and encumbrances of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

THE LIABILITY AND OBLIGATIONS OF GRANTOR TO GRANTEE AND GRANTEE'S HEIRS AND ASSIGNS UNDER THE WARRANTIES AND COVENANTS CONTAINED HEREIN OR PROVIDED BY LAW SHALL BE LIMITED TO THE EXTENT OF COVERAGE THAT WOULD BE AVAILABLE TO GRANTOR UNDER A STANDARD POLICY OF TITLE INSURANCE CONTAINING EXCEPTIONS FOR MATTERS OF PUBLIC RECORD. IT IS THE INTENTION OF GRANTOR TO PRESERVE ANY EXISTING TITLE INSURANCE COVERAGE. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTOR OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE, AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

The true consideration for this conveyance is to place real property in a revocable living trust. Under the terms of the trust, upon the resignation, death, or incapacity of the initial trustee, Nick S. Crawford becomes the trustee.

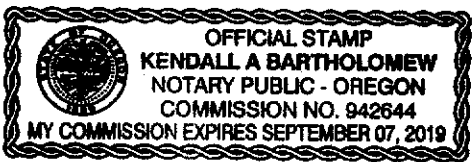
Until a change is requested, all tax statements shall be sent to the following address: John B. Crawford, Trustee, John B. Crawford Trust, 15174 River Point Court, Bend, Oregon 97707.

Dated this 19th day of May, 2016.

John B. Crawford

STATE OF OREGON)
) ss.
County of Deschutes)

On this 19th day of May, 2016, personally appeared before me the above-named John B. Crawford and acknowledged the foregoing instrument to be his voluntary act and deed.



Notary Public — State of Oregon

RECORD AND RETURN TO:

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

Lot 35, Block 78, EIGHTH ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2

That parcel of land lying between Lot 35, Block 78, EIGHTH ADDITION TO NIMROD RIVER PARK, and the North bank of the Sprague River, described as follows:

Beginning at the Southeast corner of said Lot 35; thence South 00 degrees 38' 00" West to a point on the North bank of the main channel of the Sprague River; thence Westerly along the North bank to a point, which point is the intersection of the North bank and the Southerly prolongation of the West line of Lot 35; thence North 00 degrees 38' 00" East, along said prolongation to the Southwest corner of Lot 35; thence South 77 degrees 44' 19" East to the point of beginning.